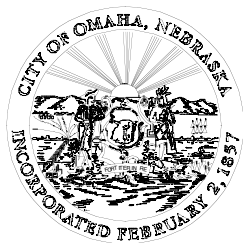

Reconnaissance Survey of Portions of Omaha Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and
Nebraska State Historical Society



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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) in the survey area, which is comprised of two discontinuous areas located southwest of downtown Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2009.

The westernmost survey area contains approximately 521 properties. It is located south of Interstate Highway 80 (I-80) and is generally bounded by L Street on the south, South 60th Street on the east, Buckingham Avenue on the north, and the Little Papillion Creek on the west. The easternmost survey area contains approximately 3,320 properties. It is located north of I-80 and is generally bounded by South 50th Street on the west, Center Street on the north, the Omaha Belt Line Railroad on the east, and I-80 on the south.

The westernmost survey area generally includes post-World War II residential, commercial, and institutional resources. The easternmost survey area generally consists of late nineteenth and early twentieth century residential resources and mid-twentieth century residential, commercial, and institutional resources. Currently, there are no individual properties listed in the National Register of Historic Places (National Register) and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation* and *Standards for Identification and Evaluation* and the NeHBS survey standards. This was the first Omaha reconnaissance-level survey to identify and evaluate a significant number and concentration of postwar resources. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified 16 individual properties as good candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Jill Dolberg, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office; and Gary Rosenberg of the Douglas County Historical Society.

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Chapter 1

Historic Overview of Survey Area

Introduction

This narrative provides a brief overview of the historic development of the survey areas and identifies important themes associated with the development of the areas. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Buildings Survey site number follows its reference.

The survey areas for this project are two discontinuous areas located southwest of downtown Omaha. The westernmost area is located south of Interstate Highway 80 (I-80) and is generally bounded by L Street on the south, South 60th Street on the east, Buckingham Avenue on the north, and the Little Papillion Creek on the west. The easternmost area is located north of I-80 and is generally bounded by South 50th Street on the west, Center Street on the north, the Omaha Belt Line Railroad on the east, and I-80 on the south. See Chapter 2 for a map showing the survey area boundaries.

Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county - 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHBS site number follows its reference.

Early Development and Expansion in Omaha

The easternmost survey area is characterized by an amalgamation of residential plats dating from 1884 through the 1970s. Although the majority

Chapter 1. Historic Overview of Survey Area

of residences and plats reflect post-World War II suburban development and growth, a number of late nineteenth century and early twentieth century plats and residences are located in this survey area. In particular, Melrose Hill (1884), Ambler Place (1885-1887), Lyman Place (1886), Shriver Place (1886), Home Terrace (1908), Caldwell Acres (1917), and Harrison Heights (1925) contain residences dating from the late nineteenth and early twentieth centuries. These plats are primarily located adjacent to the former Missouri and Pacific Railroad (Omaha Belt Line Railroad) and the south side of Center Street. Despite containing early twentieth-century residences, these areas also feature a considerable amount of post-World War II infill development, both in the siting of postwar tract housing and in the location of individual postwar houses adjacent to older residences, as shown in Figure 1.

Incorporated in 1857, the city of Omaha centered on the west bank of the Missouri River, and served as an early transcontinental communication and transportation center. Because of its placement along the transcontinental network, Omaha was often referred to as the “Gate City” to California and the West.¹ The extensive streetcar system, in place beginning in 1868, enabled the city to expand, as people were able to live further away from employment centers. With the increased use of automobiles beginning in the 1910s and 1920s, Omaha began extending westward through the annexation of existing villages and towns. The physical growth of Omaha accommodated its rapid population growth, which nearly doubled between 1900 and 1920 to 191,000 people.²

Consistent with national trends, little building occurred in Omaha during the Great Depression and World War II, other than projects financed by federal relief agencies of the New Deal, such as the Works Progress Administration. However, the population continued to increase, with 9,000 new Omaha residents accounted for in the 1930s.³ Moreover, Omaha experienced economic expansion during World War II, as the Glen L. Martin Bomber Plant opened south of the city and the agricultural industry expanded to meet wartime needs.⁴

Post-World War II Development (National Perspective)

In the decades following World War II, demand for housing skyrocketed as soldiers returned home,

the American economy boomed, and government assistance made private mortgage loans readily available. The period between 1945 and 1975 was the most productive period in American history in terms of overall housing construction.⁵

Millions of American military personnel were demobilized from the war in 1945 and 1946 and returned home to resume their civilian lives. Marriage and birth rates continued at high rates, while housing construction dwindled, resulting in an acute need for housing after the war. Compounding this was a continuing trend from the Great Depression; six million families were co-residing in homes with relatives by 1947, while 500,000 occupied temporary housing. Representing this heightened need for housing is an Omaha newspaper advertisement that read, “Big Ice Box, 7x17 feet, could be fixed up to live in.”⁶

Anticipating the housing shortage, the federal government passed legislation during the war to help facilitate housing construction and home ownership by returning war veterans. The Serviceman’s Readjustment Act, better known as the G.I. Bill, authorized federal insurance of mortgage loans, making it easy for World War II veterans to get home loans with little or no money down. Civilians also had easier access to home loans due to liberalized mortgage insurance policies by the Federal Housing Administration (FHA) that allowed more readily accessible home and construction loans. To meet the need for housing after the war and into the early 1960s, real estate developers urgently planned and erected massive numbers of new homes in freshly platted subdivisions in cities across the country.⁷



Postwar cottages along South 61st Avenue Street in the Western Addition

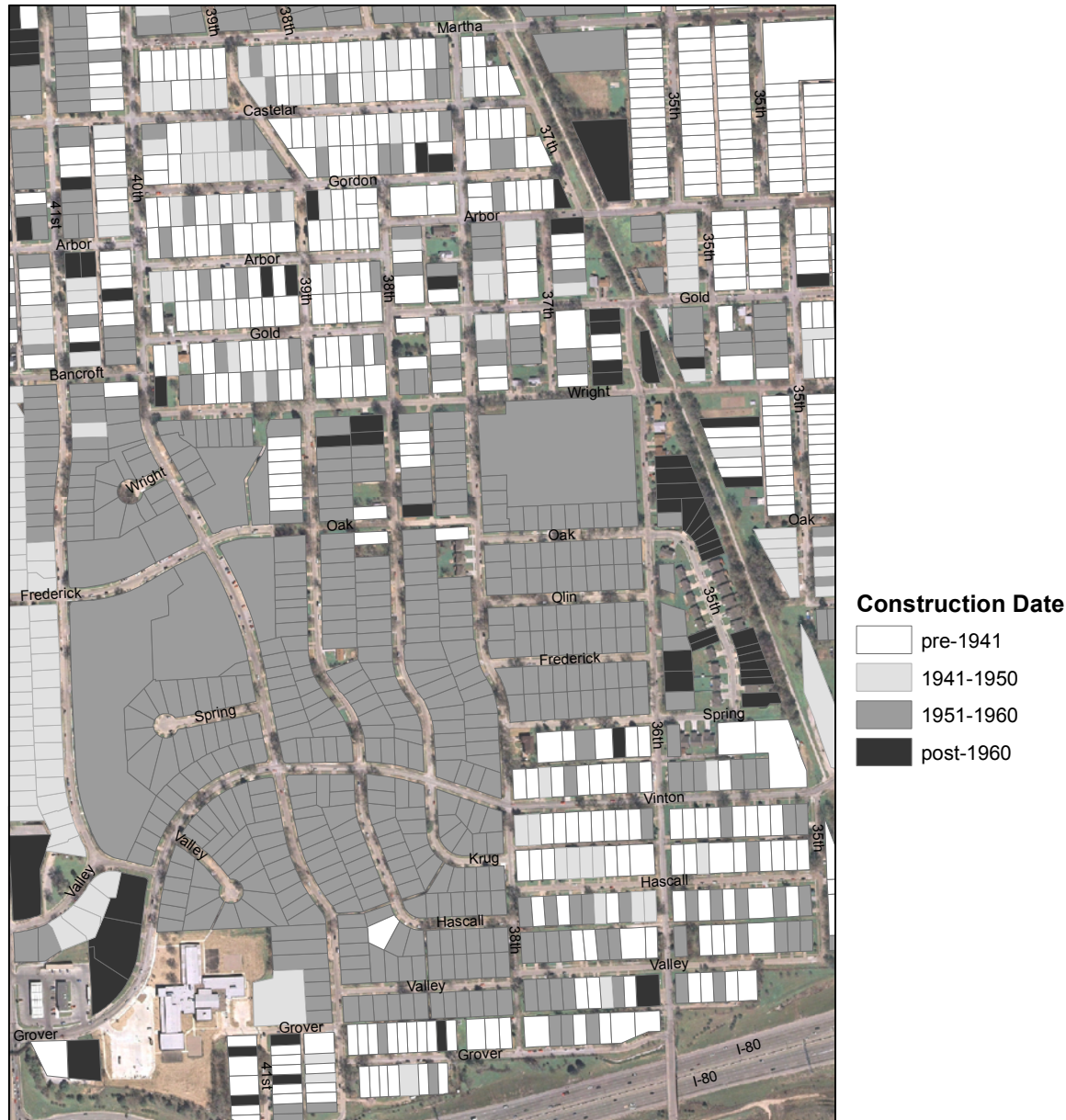


FIGURE 1. Distribution of Building Construction Dates in the Area Bounded by Martha Street, South 42nd Street, I-80, and the Omaha Belt Line Railroad, Demonstrating Postwar Infill Construction

With this building boom emerged suburbs that adopted a consistent location and appearance, whether in Los Angeles or Omaha. Five characteristics of postwar suburbs across the nation include their location at the periphery of the city center, low-density housing stock, economic and racial homogeneity, ready availability, and architectural similarity.⁸ New building technologies and mass production techniques developed during the war were successfully applied to postwar residential suburbs making rapid construction of large subdivi-

sions more efficient and cost effective. Pioneering postwar suburbs like Levittown, New York, and Lakewood, California, with their largely similar homes and repetitive street patterns, applied mass production principles in the early postwar years.⁹ The appearance of postwar suburban housing was also affected by Modernist architects and designers who innovatively used materials like glass, concrete, and steel to design houses for modern living. Popular design features included cantilevered roof forms, glass curtain walls, post-and-beam construction, open interior plans, and the integration of interior and exterior living spaces.

Chapter 1. Historic Overview of Survey Area

Suburban Growth in Omaha after World War II¹⁰

Between World War II and the 1970s, Omaha expanded and more than doubled its prewar size as new subdivisions stretched to the west and southwest along the new interstate highways. The city enjoyed economic prosperity during the postwar era, in part due to an influx of federal monies for agricultural support, irrigation projects, and the Interstate Highway System; the success of Omaha's insurance industry; and the relocation of the Strategic Air Command to Offutt Air Force Base, located southwest of the city limits.¹¹ Additionally, through aggressive promotion and boosterism, new postwar industries relocated to Omaha, including the Continental Can Company, Allied Chemical and Dye Corporation, Omaha Production Company, Western Electric, and C.A. Swanson and Sons.¹²

Conforming to national trends towards suburban development and urban decentralization, Omaha in the 1950s saw rapid westward development. With Congress' authorization of the Interstate Highway System in 1956, Omaha began planning for connected expressways. Blocks of houses and commercial buildings were demolished to make way for the construction of the Kennedy Freeway, I-80, and I-480. The construction of the interstates accelerated the postwar population movement from older neighborhoods to newly created suburbs. In particular, I-80, which runs south of the eastern survey area and north of the western survey area, promoted the spread and decentralization of residences and businesses that influenced the development of these survey areas.¹³ Notably, the Karen Addition, located in the westernmost portion of the survey area, was isolated from residential development to its north by the construction of I-80. Commercial expansion and the provision of services to automobile users along primary thoroughfares is reflected by the Satellite Motel at 6006 L Street (DO09:0519-003), which also includes an elaborate neon sign to attract the traveler. Center Street, on the north edge of the eastern survey area, also features modern office buildings (DO09:0310-006 and DO09:0310-007) and the Douglas County Hospital (DO09:0311-001).



Douglas County Hospital, c.1960, DO09:0311-001, courtesy of the Douglas County Historical Society

In the eastern survey area, numerous residential plats emerged to surround the existing plats enumerated above. Plats registered in the 1950s in the survey area include Maenner South (1953-1955), Robin Hill (1953-1955), and Hilltop Heights (1957). In the western survey area, Tex 1st Addition (1952), the Karen Additions (1955), and Western Addition (1956) were developed on what was previously unplatted agricultural land. Additional postwar residential development occurred throughout the metropolitan area in subdivisions located outside of the city center. Between 1950 and 1960, construction on more than 25,000 houses had been started.¹⁴ Within the survey area, a farmhouse and barn on South 60th Street, just north of L Street, represent the area's previous agricultural use on the outskirts of Omaha.

Community growth and expansion in these survey areas during the postwar period was accompanied by new school, library, and church construction. In the survey areas, the expansion of these services is represented by the sprawling educational complexes of Archbishop Ryan Memorial High School (now Liberty Christian Center, (DO09:0408-001), St. Thomas More Church and School (DO09:0413-009) and the Willa Cather Branch of the Omaha Public Library (DO09:0310-005).

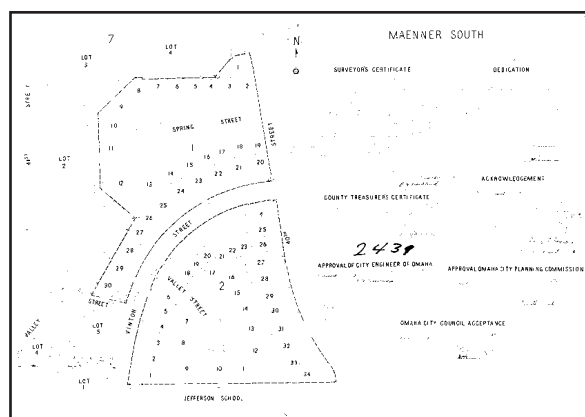
Between the end of World War II in September 1945 and late 1949, nearly 1,000 housing units were added annually to Omaha's housing stock, illustrating the general postwar need for immediate housing. FHA loans reduced down payments and extended loan payment periods from 20 to 25 years, encouraging builders to continue erecting houses in Omaha. Moreover, with Offutt Air Force Base's proximity to Omaha, the number of World War II veterans and active military personnel taking advantage of G.I. Bill mortgages flooded the Omaha market.¹⁵

Omaha's physical expansion continued through the 1950s as the population increased from 251,117 in 1950 to 301,598 in 1960.¹⁶ Home-building continued to grow to meet the demand from new homebuyers. Illustrating Omaha's rapid home-building pace in 1954, city planning officials predicted the approval of nearly 10,000 new construction lots in subdivisions west of the city.¹⁷ New housing completion in the 1950s ranged from a low of 2,003 houses in 1950 to a high of 3,373 houses in 1959.¹⁸ Within the survey areas, postwar speculative building is best illustrated by the activities of the T.H. Maenner Company, Wilson & Johnson Company, and Don Decker with the Phoenix Development Company, who actively platted and promoted tracts of small postwar homes. Using a marketing technique established during the Great Depression, the T.H. Maenner Company and Wilson & Johnson Company, in particular, used a model home to attract potential homebuyers. In 1953 the *Omaha World-Herald* published open house notices for homes in the Robin Hill and Maenner South subdivisions, both located within the eastern survey area.¹⁹



Robin Hill model home located at 3115 South 48th Street, DO09:0304-025

Located at 3115 South 48th Street, the Robin Hill model home (DO09:0304-025) featured three bedrooms on a slab foundation. The 80-acre Robin Hill Addition was planned to feature 400 houses, while 60 houses were projected for completion in 1953. The homes featured truss roof construction, asbestos panel siding in a choice of seven colors, double-pane insulating windows, garbage disposals, a carport that could be converted into a garage, and a paved driveway. Air-conditioning units were provided at an additional expense, while kitchens could be equipped with gas or electric stoves. According to Clair M. Wilson of the Wilson & Johnson Company, the Robin Hill homes would feature elevated windows in bedrooms for "increased flexibility in furniture arrangement."²⁰



First Maenner South Plat (August 1953), courtesy of the Douglas County Engineer

In October 1953, the T.H. Maenner Company displayed its first group of 250 houses in the new Maenner South subdivision through an open house held at 4009 Spring Circle (DO09:0303-011). Maenner South, which was platted in three increments between 1953 and 1955, features two cul-de-sacs on the west edge of the subdivision and long blocks of architecturally similar houses within the central portions of the plat. The third plat section, recorded as part of Maenner South and located at the northeast section of the subdivision, represents postwar infill between the historic plats of Hanscom Park (1886) and Melrose Hill (1884). During the 1950s the Maenner South homes sold for \$9,700 to \$11,600, with G.I. Bill and FHA mortgages available. Marketed in a variety of colors, some with shingle siding, the Maenner South residences were primarily three-bedroom U.S. Steel Company (Gunnison) prefabricated homes (see the sidebar on Gunnison Homes). The houses also featured concrete driveways and compatibility with air-conditioning units.²¹



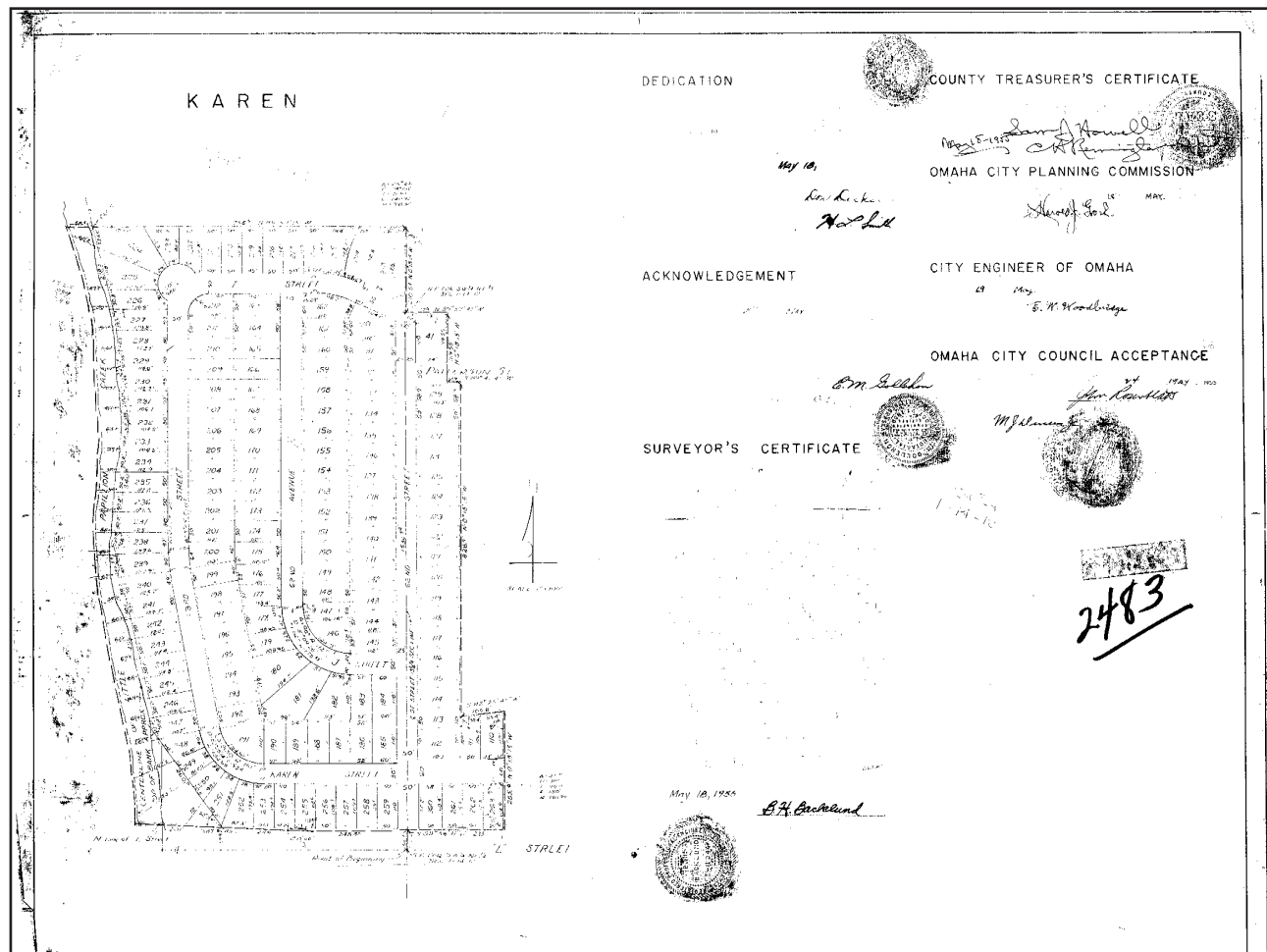
Maenner South home used for 1953 open house, located at 4009 Spring Circle, DO09:0303-011

Chapter 1. Historic Overview of Survey Area

Between 1955 and 1956, the land in the westernmost survey area was platted and registered as Karen Addition (May 1955), Karen 2nd Addition (October 1955) and Western Addition (October 1956). According to the plat records, all three additions were dedicated by Don Decker of Cornhusker Homes and the Phoenix Development Company.²² Like Clair Wilson and T.H. Maenner, Don Decker was a prominent developer in Omaha during the postwar period. Generally, Decker's residential construction projects focused on the low to medium-priced housing market; in 1950 this included homes priced for as little as \$6,300, providing steep competition for other postwar developers and builders. During the period, Decker became known as a leader in

the field of cost-cutting pre-assembly or pre-cut construction methods, techniques which appear to have been used for the construction of the houses in the Karen and Western Additions.²³ The houses in the survey area include a cohesive unit of small postwar vernacular cottages with very little architectural variety and similar lot sizes and setbacks. In the late 1950s, Karen Western Elementary School (DO09:0521-007) was constructed on the northwest edge of the survey area, adjacent to Karen Park.

Despite the influx of new homes in the Omaha market, developers were adamant that they were not overbuilding, as the city was still predicting population growth through the early 1960s.²⁴ In addition to



Karen Addition Plat (May 1955), courtesy of the Douglas County Engineer
single-family detached homes, the survey area

Gunnison Homes: Prefabricated Housing to Meet Postwar Needs

In 1936 Foster Gunnison, Sr., established Gunnison Magichomes Inc. in New Albany, Indiana, a company devoted to the fabrication of affordable and accessible homes. Basing his system on the manufacturing techniques applied to airplane wings, Gunnison created four-by-eight foot wood frame and plywood panels that could be assembled in a number of floor plans. Some of the panels, which were heat-treated, had pre-installed windows or doors; and all panels, whether floor, ceiling, or roof, were fabricated on the same assembly line.

In an effort to diversify and manufacture for the war effort, U.S. Steel acquired 70 percent interest in Gunnison Magichomes in 1944, making Gunnison Homes a subsidiary of U.S. Steel. In a 1944 *TIME* magazine article announcing U.S. Steel's acquisition, Foster Gunnison and Ben Fairless, president of U.S. Steel, predicted big post-World War II sales prompted by the

estimated national need for more than 1.2 million new homes in the decade after the war. Gunnison fully expected to be the largest American producer of prefabricated homes, which would retail from \$3,500 to \$8,000. By 1950 Gunnison Homes featured fourteen floor plans, which it sold through a network of trained salesmen, not builders. After Foster Gunnison sold his remaining interest in 1953, Gunnison Homes Inc. became U.S. Steel Homes, and the concepts continued to be developed until 1974.

Prefabricated U.S. Steel homes in the survey area include those within the Maenner South Addition. Although featuring an integrated basement garage, houses like 3619 Olin Avenue (DO09:0305-013) exemplify the Bride's House plan, which was promoted in advertisements placed in publications such as *Ladies Home Journal* during the period. In particular, the Bride's House of 1955 was marketed as "big, beautiful and low in cost."

*the Bride's House of 1955**

**Big, beautiful and low in cost
It's coming to your town this month**

This weekend or next an attractive Bride's House will go on display in your area. If you are thinking about buying a home now or in the near future, you'll want to see it. It offers you space, comfort, and convenience at a price that the average family can afford.

If you're about to be married you'll like it because it's priced low. Monthly payments are actually much less than most 3-room apartments.

If you are married and now raising children, you'll like this home because it gives your whole family space to eat, play, and sleep in comfort. You'll like it for all the storage space it gives you in ceiling-high,

sliding-door bedroom closets, and in a separate storage room that's built for baby carriages, bikes, and other bulky things.

If you're a grandparent now and all your own children have grown up and left, you'll like this home for its step-saving convenience, and for the very little care it requires inside and out.

SEE THIS HOME THIS MONTH

Watch the newspapers for announcement of the local showing of the Bride's House. The home will be completely decorated so that you can get a good idea of how it will be to live in. For your dealer's name see the Yellow Pages of your telephone directory.

*As featured in House Beautiful's Guide for the Bride—Summer Issue.

United States Steel Homes, Inc., Dept. L-42

U.S. Steel Home, Bride's House of 1955

[Randy Shipp, "Gunnison Homes - Industry Innovator," *DOCOMOMO US* (Summer 2008); "Big Steel Tries Prefabrication," *TIME*, 15 May 1944, n.p.; "Factory-Built Solution?," *TIME*, 11 February 1946, n.p.]

Chapter 1. Historic Overview of Survey Area

Developing Omaha: T.H. Maenner

Theodore H. Maenner, president of the T.H. Maenner Company, was active in developing Omaha during the postwar period. Maenner also served as chairman of the board of Maenner Built, a construction firm, and T.H. Maenner Inc., the company's insurance and bonding division. A graduate of Washington University in St. Louis with a degree in architecture, T.H. Maenner spent the first decade of his career designing and building homes throughout Omaha. He established the T.H. Maenner Company in 1919 and during the 1920s his company was an early mass producer of homes, offering a catalogue with plans for 42 models ranging from \$3,500 to \$10,000. During the 1940s he was active in the real estate industry, serving as president of the Omaha Board of Realtors, president of the Nebraska Realtors Association, regional vice president of the National Association of Realtors in 1944-1945, and the 1949 president of the National Association of Realtors. During the 1950s Maenner's company developed the Maenner South, Hillside, and Westbrook Additions. At the time, the Hillside and Westbrook Additions were the largest residential subdivisions within Omaha. The T.H. Maenner Company erected numerous U.S. Steel Company prefabricated houses in several areas in Omaha, including Maenner South within the survey area. Although T.H. Maenner passed away in 1958, his son John continued to operate the family business. By 1962 the T.H. Maenner Company had built over 1,700 homes in Omaha in addition to the Blondo Plaza shopping center and the Brookhill Country Club.



Prefabricated homes along South 39th Street in the Maenner South Addition

["Ted Maenner Rites Monday," 18 January 1958; "Maenner Co. Is Oldest Mass Homes Builder," *Sunday Omaha World-Herald*. 26 August 1962].

Harrison Heights Subdivision (DO09:0309-001 and DO09:0309-002) and a group of two-story apartment buildings at the northwest corner of the Maenner South subdivision (DO09:0305-003). The city of Omaha continued to expand throughout the late twentieth century, and residential developments often consisted of ranch, split level, and modern homes.

features postwar duplexes, such as those along South 41st Street in the Green Valleys Replat (DO09:0305-004) and several large multi-family apartment complexes, including two groupings of five and six red brick buildings with interior courtyards in the

Notes

¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31.

² Bradley H. Baltensperger, *Nebraska, A Geography* (Boulder, Colo.: Westview Press, 1985), 246-248, 253.

³ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 199.

⁴ Lawrence H. Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, Neb.: University of Nebraska Press, 2007), 259.

⁵ Elizabeth S. Wilson, "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions," N.p., 2002, 20-27.

⁶ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York, NY: Oxford University Press, 1985), 232.

⁷ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 232-233; Wilson, "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions," 20-25.

⁸ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 238-241.

⁹ Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, 234-238.

¹⁰ Within Omaha a citywide historic context for the postwar period of rapid residential development has not yet been developed. In general, the context statement for this survey area is limited by the reconnaissance-level nature of this survey and the general lack of information regarding suburban growth after World War II in Omaha.

¹¹ Larsen and Cottrell, *The Gate City: A History of Omaha*, 210-214.

¹² Lawrence H. Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, Neb.: University of Nebraska Press, 2007), 268.

¹³ Baltensperger, *Nebraska, A Geography*, 254.

¹⁴ "New Houses Lacking Here," *Omaha World-Herald*, 10 April 1960, n.p.

¹⁵ "2,000 Homes Built, Started," 5 September 1948, n.p.; "926 Housing Units Yearly," 27 November 1949, n.p.; David A. Sadler, "Airmen Buy Share in City," 10 August 1958, n.p.; "926 Housing Units Yearly," n.p.

¹⁶ Larsen et al. *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs*, 270.

¹⁷ Gabe Parks, "Eased Loans, Industry Rise are Reasons," 22 February 1955, n.p.

¹⁸ "New Houses Lacking Here," *Omaha World-Herald*, 10 April 1960, n.p.

¹⁹ "First of 400 Robin Hill Homes Ready to Be Shown Today," *Omaha World-Herald*, 9 August 1953, n.p.; "250 Houses to Be Shown: Maenner South Sets First Open House," 4 October 1953, n.p.

²⁰ "First of 400 Robin Hill Homes Ready to Be Shown Today," n.p.

²¹ "250 Houses to Be Shown: Maenner South Sets First Open House," n.p. Also see digital plats, available from the Douglas County Engineer, <<http://www.webarc.co.douglas.ne.us/dcengineer/platsearch>>.

²² See digital plats, available from the Douglas County Engineer, <<http://www.webarc.co.douglas.ne.us/dcengineer/platsearch>>.

²³ Paul Williams, "Don Decker Changes Builders' Ideas," *South Omaha Sun*, 15 March 1962, 14. Specific information regarding the homes built in the Karen and Western Additions was not identified, rather the article on Don Decker provides general information about his postwar development projects.

²⁴ "New Houses Lacking Here," n.p.

Chapter 2

Survey Methods and Results

Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the survey area, which is comprised of two discontinuous areas located southwest of downtown Omaha. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) during January and March 2009. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey

results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The westernmost survey area contains approximately 521 properties. It is located south of Interstate Highway 80 (I-80) and is generally bounded by L Street on the south, South 60th Street on the east, Buckingham Avenue on the north, and the Little Papillion Creek on the west. The easternmost survey area contains approximately 3,320 properties. It is located north of I-80 and is generally bounded by South 50th Street on the west, Center Street on the north, the Omaha Belt Line Railroad on the east, and I-80 on the south.

Chapter 2. Survey Methods and Results

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives, the Douglas County Historical Society, and the Omaha Public Library. Additionally, Omaha CLG staff and architectural historians from Mead & Hunt encouraged residents to share information about local history and properties associated with historic events or important persons through letters sent to neighborhood associations in the survey area.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

Evaluation

Mead & Hunt conducted the field survey in January and March 2009. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (January 9, 2008). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance — following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding

materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented. Moreover, because of the ubiquity of Ranch style homes, documentation was limited to those that retained original materials and massing and retained a minimum of two or three original architectural features, such as deep eave overhangs, planters, brick or stone veneer, wrought-iron supports, or picture windows.

Additionally, because of the large number of residences built as tract homes in the post-World War II period and represented in the survey area, Mead & Hunt applied a modified survey methodology in order to capture postwar residential neighborhoods that were platted and constructed within a short window of time. For concentrations of similar homes that did not meet individual survey criteria but that had similar massing and materials, Mead & Hunt surveyed the entire subdivision/plat as a single unit, if it was less than two blocks, or surveyed an entire block as a single unit if the subdivision/plat was larger than two blocks.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG.

Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. This is the first Omaha NeHBS survey to identify a significant concentration of postwar resources and the Omaha CLG has not developed a historic context for this period of development. Therefore, properties identified during this survey were evaluated largely on design and architectural features without a broader understanding of additional postwar residential neighborhoods and developments in Omaha.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and

distinguishable entity whose components may lack individual distinction.

- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

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The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 261 properties that met survey criteria (see Appendix A). Properties are related to six historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types in the survey area include stores that provide a variety of products or services and structures related to the processing industry, such as grain elevators. The survey identified the commercial building at 4963 Center Street (DO09:0421-002) and the grain elevator at 3417 Vinton Street (DO09:0194-010).



*Commercial building at 4963 Center Street
(DO09:0421-002)*



Grain elevator at 3417 Vinton Street (DO09:0194-010)

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools were typically multiple-story, brick buildings and often represented elements of contemporary architectural styles. An example of an educational property in the survey area is the George W. Norris School (DO09:0308-012) at 2235 South 46th Avenue.



*George W. Norris School at 2235 South 46th Avenue
(DO09:0308-012)*

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches, which were of brick or masonry construction and demonstrate elements of Modern and Contemporary architectural styles.

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Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. An example of a religious property documented in the survey area is the Hanscom Park United Methodist Church at 4444 Frances Street (DO09:0310-009).



Hanscom Park United Methodist Church at 4444 Frances Street (DO09:0310-009)

Services

The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. The survey identified properties under this theme, including the Douglas County Hospital located at 4102 Woolworth Avenue (DO09:0311-001).



Douglas County Hospital at 4102 Woolworth Avenue (DO09:0311-001)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained

a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper architectural style, the Queen Anne style was popular in the United States between 1880 and 1910. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound verandahs, steeply pitched roofs with a dominant front gable, and towers or turrets. The house located at 2114 South 46th Street is an example of the Queen Anne style (DO09:0310-002).



Queen Anne house at 2114 South 46th Street (DO09:0310-002)

American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior. Large urban residences often use this form. An example of an American Foursquare is the house at 3642 Hascall Street (DO09:0303-004).



American Foursquare house at 3642 Hascall Street (DO09:0303-004)

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Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the Period Revival movement. The most predominant Period Revival style found in the survey area is the Tudor Revival. Tudor Revival architecture features multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions, and half-timbering. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. Examples of the Tudor Revival style include the houses located at 3843 Martha Street (DO09:0307-002) and 2454 South 40th Street (DO09:0307-014).



*Tudor Revival house at 3843 Martha Street
(DO09:0307-002)*



*Tudor Revival house at 2454 South 40th Street
(DO09:0307-014)*

Craftsman and Craftsman-style bungalows were constructed throughout the United States between 1910 and 1940. Craftsman houses and bungalows commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. Examples include 3925 Castelar Street (DO09:0307-

008) and a Craftsman-style bungalow located at 3627 Vinton Street (DO09:0303-005).



*Craftsman house at 3925 Castelar Street
(DO09:0307-008)*



*Craftsman-style bungalow at 3627 Vinton Street
(DO09:0303-005)*

Minimal Traditional was one of the earliest of the modern styles to develop in the postwar period. Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes typically have a side gable form with shallow eaves and a front-gable entry vestibule. Minimal Traditional houses are small, unadorned cottage-sized structures. Numerous examples of Minimal Traditional architecture are found within the survey area, including the houses at 2126 South 38th Street (DO09:0310-021) and 2110 South 47th Street (DO09:0309-006).



Minimal Traditional house located at 2126 South 38th Street (DO09:0309-006)



Minimal Traditional house at 2110 South 47th Street (DO09:0310-014)

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features, such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the house or attached via an open or enclosed breezeway.

Variations within the Ranch form generally include exterior cladding, which may be siding, brick, or some combination thereof; roof form; and window type. Within the survey area, there are also several Swiss chalet-style Ranches, which are typically side gable forms with two steeply pitched front-gables that often feature exposed rafters and decorative

bargeboard. Examples of Ranch house variations in the survey area include the Ranch house at 2103 South 38th Avenue (DO09:0309-012) with an exposed breezeway, the clapboard Ranch house with stone veneer at 3928 Martha Street (DO09:0309-022) and the Swiss chalet-style Ranch house at 4812 Krug Avenue (DO09:0415-010).



Ranch house at 2103 South 38th Avenue (DO09:0309-012)



Clapboard Ranch with stone veneer at 3928 Martha Street (DO09:0309-022)



Swiss chalet-style Ranch house at 4812 Krug Avenue (DO09:0415-010)

Within the survey area, there are also a large number of small prefabricated homes that represent the transition from post-World War II cottages to the

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Ranch home. Many of these houses are examples of U.S. Steel/Gunnison prefabricated homes, which follow a discrete number of heavily marketed floor plans sold through a network of trained salesmen. In the postwar period, U.S. Steel was one of the largest American producers of prefabricated houses, retailing from \$3,500 to \$8,000. Examples of U.S. Steel prefabricated houses include the houses located at 3616 Spring Street (DO09:0303-006) and 3632 Frederick Street (DO09:0305-011), within the Maenner South subdivision.



*Prefabricated Ranch house at 3616 Spring Street
(DO09:0303-006)*



*Prefabricated Ranch house at 3632 Frederick Street
(DO09:0305-011)*

The Split-level home was introduced during the 1950s; however, it did not gain widespread popularity until the 1960s and 1970s. The multi-level floor-plan offered families the option of having their private sleeping areas separated from the common and recreational areas. Bedrooms were typically located on the upper level, while the kitchen, dining room, and living room were located on the main level, and recreational areas, such as the family room, were typically located in the basement level. Characteristics of Split-level architecture include a one-story mass resting on a raised foundation that is

connected to a two-story mass partially below grade, and an attached garage. Examples of Split-level houses in the survey area include 3249 South 45th Street (DO09:0304-005) and 3719 South 48th Street (DO09:0302-001).



*Split-level house located at 3249 South 45th Street
(DO09:0304-005)*



*Split-level house located at 3719 South 48th Street
(DO09:0302-001)*

Contemporary architecture has been popular in Nebraska from the 1950s until the present. Unlike previous architectural movements, Contemporary architecture moves away from the predetermined plans of the past, often relying on minimal architectural detail and harmony with nature. Contemporary architecture often features large expanses of glass and geometrical and angular shapes. In some cases, Contemporary houses are modified Ranch and Split-level forms. Examples of Contemporary houses in the survey area are located at 3801 Frances Street (DO09:0309-010) and 2832 South 38th Street (DO09:0305-008).



*Contemporary house located at 3801 Frances Street
(DO09:0309-010)*



*Contemporary house located at 2832 South 38th Street
(DO09:0305-008)*

Vernacular forms include properties not architect-designed, but built by local builders with locally available materials. Vernacular houses sometimes include features borrowed from high-style popular architecture. Examples of vernacular forms usually are of wood-frame construction with a symmetrical fenestration pattern, and modest architectural detailing.

Front and side gable houses are one-and-one-half or two stories and consist of front gable or side gable roof forms with narrow massing, often only one or two rooms wide. Dwellings may exhibit either a front entryway with a porch or a side entryway. Vernacular house forms display few decorative elements, but may include cornice returns and porches. Houses located in the westernmost portion of the survey area, namely in the Karen Addition, represent a collection of postwar vernacular cottages. Examples of front gable houses include the house located at 3837 Grover Street (DO09:0301-001) and the house located at 4166 South 60th Avenue (DO09:0521-004). An example of a brick side gable house is located at 3930 Castelar Street in the Karen Addition

(DO09:0307-009). Also within the survey area are a small number of hip-roof vernacular forms, such as the house at 3911 Castelar Street (DO09:0307-007).



*Front gable house at 3837 Grover Street
(DO09:0301-001)*



*Front gable postwar house at 4166 South 60th Avenue
(DO09:0521-004)*



*Side gable house at 3930 Castelar Street
(DO09:0307-009)*

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*Hip roof vernacular house at 3911 Castelar Street
(DO09:0307-007)*



*Pedestrian bridge at the intersection of Grover Street
and 42nd Street (DO09:0302-020)*

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the the pedestrian bridge at the intersection of Grover Street and 42nd Street (DO09:0302-020).

Table 1. Numerical Summary of Survey Results

Total number of historic properties within survey area	3,841
Total number of surveyed properties	261
Historic Context	Number of Properties
Commerce	3
Education	4
Religion	2
Services	7
Transportation	1
Settlement	244

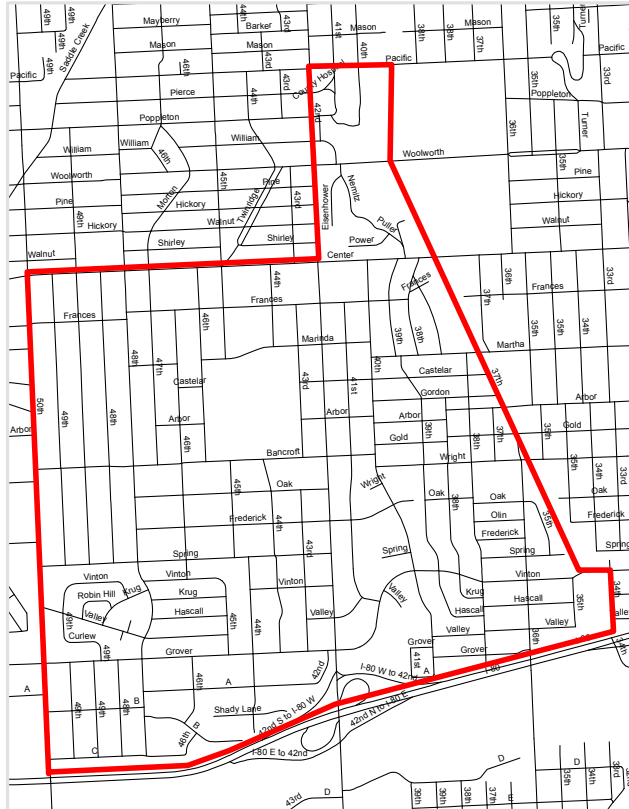


Figure 2. Map of Easternmost Survey Area



Figure 3. Map of Westernmost Survey Area

Chapter 3

Recommendations

Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of North Central Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties within the survey area listed in the National Register. Also, there are no individual properties designated as Omaha Landmarks. No locally designated or National Register-listed historic districts are located within the survey area.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends 16 individual properties as good candidates for designation as an Omaha landmark or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Chapter 3. Recommendations

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.

Settlement/Architecture



House at 3214 South 44th Street as an example of Contemporary style architecture, DO09:0304-011



Harrison Heights Apartments located at 3915 and 3857 Center Street as a multiple-property dwelling, DO09:0309-001 and DO09:0309-002



House at 2145 South 38th Street as an example of Contemporary style architecture, DO09:0309-003



House at 3801 Frances Street as an example of Contemporary style architecture, DO09:0309-010



House at 2131 South 40th Street as an example of a Ranch house with Contemporary style influences, DO09:0309-020



House at 2137 South 40th Street as an example of Contemporary style architecture, DO09:0309-021



House at 3525 South 49th Avenue as an example of Contemporary style architecture, DO09:0413-005



Office Building at 4223 Center Street, DO09:0310-006

Commerce



Grain Elevator at 3417 Vinton Street, DO09:0194-010

Religion



St. Thomas More Church and School Complex at 3515 South 48th Avenue, DO09:0413-009

Education



Omaha Public Library - Willa Cather Branch located at 1905 South 44th Street, DO09:0310-005

Services



Office Building at 4315 Frances Street, DO09:0310-007

Chapter 3. Recommendations



*Karen Western Elementary School at 6224 H Street,
DO09:0521-007*



*Archbishop Ryan Memorial High School Complex at 5616
L Street, DO09:0408-001*

Transportation



*Pedestrian Bridge at the intersection of Grover Street
and 42nd Street, DO09:0302-020*



Satellite Motel located at 6006 L Street, DO09:0519-003

Future Survey and Research Needs

While conducting the NeHBS fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret this area of Omaha's history.

Continued Reconnaissance Surveys of Postwar Resources in Omaha

Like many cities across the country, the city of Omaha experienced a boom in post-World War II residential construction. In order to meet the increasing housing demand created by returning soldiers and a growing metropolitan population, house building in Omaha averaged more than 2,000 completed dwellings per year between 1950 and 1960. Continued reconnaissance surveys of postwar neighborhoods and resources in Omaha would broaden the perspective with which to document and evaluate the ubiquitous housing types of the postwar period, namely the Ranch, Split-level, and Contemporary forms. Additionally, continued surveys would identify significant property types and potential districts of postwar residential housing that may be eligible for listing in the National Register.

Develop a Historic Context for the Postwar Period in Omaha

This was the first NeHBS survey to focus on postwar resources and neighborhoods in Omaha. Due to the recent nature of postwar development, many associated resources have not been previously surveyed and evaluated. Within Omaha, a citywide historic context for this period of rapid residential expansion has not been completed. Development of a historic context based on intensive-level research would assist in identifying the important themes

during this period of development, as well as individuals responsible for subdivisions and construction activities, and significant concentrations of resources. A citywide historic context could also identify integrity requirements needed for individual properties or districts to qualify for local designation or listing in the National Register. In conjunction with continued reconnaissance surveys of postwar resources, a historic context would aid the Omaha CLG and NeSHPO in documenting and evaluating thousands of extant postwar structures.

Intensive-level Survey of Postwar Prefabricated Housing

Within the survey area is a large concentration of postwar prefabricated U.S. Steel (Gunnison) homes, which were erected and marketed for sale by the T.H. Maenner Company. Additional prefabricated subdivisions are known to have been erected by the T.H. Maenner Company and other developers in Omaha. Therefore, the speculative building and marketing of prefabricated homes to meet Omaha's postwar housing demand represents a significant theme in the growth and development of the survey area. A comprehensive study of prefabricated housing in Omaha would identify significant examples of this housing type and establish integrity requirements needed for individual properties or districts to qualify for local designation and/or listing in the National Register.

Grain Elevator Multiple Property Document

Further research should be conducted on the former Farmland Grain Elevator located at 3417 Vinton Street (DO09:0194-010) to determine if it qualifies for designation under local or National Register criteria. Generally, the city of Omaha retains a number of grain elevators constructed during the early and mid-twentieth century. Like many of the grain elevators in the city, the Farmland Grain Elevator was situated along a rail line for the readily accessible transport of grain. A citywide survey of these properties could develop a typology of grain elevator design in Omaha based on building materials, form, use, and technology. Once an evaluation is complete, a National Register Multiple Property Document (MPD) could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of an MPD, individual properties can be nominated

to the National Register and recognized for their significance.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

Chapter 3. Recommendations

- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraska-history.org/histpres/tax.htm>.

- Establishing local design guidelines.

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation*, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4

Preservation in Nebraska

Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 71,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural

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and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect

a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

- Promote preservation education and outreach.
 - Conduct and maintain some level of a historic building survey.
 - Establish a mechanism to designate local landmarks.
 - Create a preservation commission to oversee the preservation ordinance and the CLG program.
- The advantages of achieving CLG status include:
- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
 - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
 - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
 - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
 - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
 - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha

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ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been

determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National

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Historic Preservation Act - they work best when they used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator
Telephone: (402) 444-5770
E-mail: jkrance@ci.omaha.ne.us

Nebraska State Historic Preservation Office

General information
Telephone: (402) 471-4787
E-mail: teresa.fatemi@nebraska.gov

Michael J. Smith, Director
Nebraska State Historical Society
State Historic Preservation Officer
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E-mail: michael.smith@nebraska.gov

L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
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Teresa Fatemi, Staff Assistant
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Nebraska Historic Buildings Survey

Jill Dolberg
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National Register of Historic Places

Jessie Nunn, National Register Coordinator
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E-mail: jessie.nunn@nebraska.gov

Certified Local Governments

L. Robert Puschendorf
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Preservation Tax Incentives and Valuation Incentive Program (VIP)

Grant Landreth, Project Coordinator
Telephone: (402) 471-4788
E-mail: grant.landreth@nebraska.gov

Federal Agency Review (Section 106 Review)

Jill Dolberg, Review and Compliance Coordinator
Telephone: (402) 471-4773
E-mail: jill.dolberg@nebraska.gov

Archaeology

Terry Steinacher, Archaeology Program Associate
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Dee Adams – Merna
Janet Jeffries-Beauvais – Crete
Ken Bunger, President of NSHS Board of Trustees – Omaha
Nancy Carlson – Genoa
Paul Demers – Lincoln
Nancy Gillis – Bancroft
Nancy Haney – Lyman
Jim McKee – Lincoln
Pat Phillips – Omaha
Elizabeth Spilinek – Hastings
Michael J. Smith, Director – Lincoln
Dan Worth – Lincoln

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
3504 Hascall St.	House	DO09:0194-007	Settlement
3528 Valley St.	House	DO09:0194-008	Settlement
3510 Valley St.	House	DO09:0194-009	Settlement
3417 Vinton St.	Grain Elevator	DO09:0194-010	Commerce
3837 Grover St.	House	DO09:0301-001	Settlement
3719 South 48th St.	House	DO09:0302-001	Settlement
S side B St. east of South 46th Ave.	Residential Grouping - Robin Valley	DO09:0302-002	Settlement
N side B St. east of South 46th Ave.	Residential Grouping - Robin Valley	DO09:0302-003	Settlement
N side B St. btwn South 48th Ave. & 46th Ave.	Residential Grouping - Robin Valley	DO09:0302-004	Settlement
S side B St. btwn South 48th Ave. & 46th Ave.	Residential Grouping - Robin Valley	DO09:0302-005	Settlement
4242 A St.	House	DO09:0302-006	Settlement
4233 A St.	House	DO09:0302-007	Settlement
4253 A St.	House	DO09:0302-008	Settlement
NW corner Shady Lane Cir.	Residential Grouping - Shady Lane Addition	DO09:0302-009	Settlement
4469 Shady Lane Cir.	House	DO09:0302-010	Settlement
4533 A St.	House	DO09:0302-011	Settlement
4678 A St.	House	DO09:0302-012	Settlement
S side Grover St. btwn S. 48th St. & S. 42nd St.	Residential Grouping - Radio Heights	DO09:0302-013	Settlement
S side Grover St. btwn S. 46th Ave. & S. 44th Ave	Residential Grouping - Radio Heights	DO09:0302-014	Settlement
4463 Grover St.	House	DO09:0302-015	Settlement
3512 South 44th Ave.	House	DO09:0302-016	Settlement
3503 South 44th Ave.	House	DO09:0302-017	Settlement
4405 Grover St.	House	DO09:0302-018	Settlement
4205 Grover St.	House	DO09:0302-019	Settlement
Intersection of Grover St. & 42nd St.	Pedestrian Bridge	DO09:0302-020	Transportation
4035 Vinton St.	House	DO09:0303-001	Settlement
3260 South 40 St.	House	DO09:0303-002	Settlement
3219 South 40 St.	House	DO09:0303-003	Settlement
3642 Hascall St.	House	DO09:0303-004	Settlement
3627 Vinton St.	House	DO09:0303-005	Settlement
3616 Spring St.	House	DO09:0303-006	Settlement
3211-3217 South 38th Ave. & 3816 Krug St.	Residential Grouping - Maenner South	DO09:0303-007	Settlement
3239 South 39th St.	House	DO09:0303-008	Settlement
3904 Vinton St.	House	DO09:0303-009	Settlement
3114 South 38th St.	House	DO09:0303-010	Settlement
4009 Spring Cir.	House	DO09:0303-011	Settlement
3401 South 45th St.	House	DO09:0304-001	Settlement
Block 2 btwn Grover St. & Valley St.	Residential Grouping - Robin Hill Addition	DO09:0304-002	Settlement
N side Valley St. btwn S. 45th St. & S. 48th St.	Residential Grouping - Robin Hill Addition	DO09:0304-003	Settlement
3304 South 45th St.	House	DO09:0304-004	Settlement
3249 South 45th St.	House	DO09:0304-005	Settlement

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Address	Resource Name	NeHBS Number	Historic Context
Block 2 of Robin Hill	Residential Grouping - Robin Hill Addition	DO09:0304-006	Settlement
S side Spring St.	Residential Grouping - Robin Hill Addition	DO09:0304-007	Settlement
W side of S 44th Ave. btwn Grover St. & Vinton St.	Residential Grouping - Lloyd's Addition	DO09:0304-008	Settlement
Lots 8-24 of Lloyd's Addition	Residential Grouping - Lloyd's Addition	DO09:0304-009	Settlement
Lots 25-31 of Lloyd's Addition	Residential Grouping - Lloyd's Addition	DO09:0304-010	Settlement
3214 South 44th St.	House	DO09:0304-011	Settlement
Lots 1-7 of Voss Replat	Residential Grouping - Voss Replat	DO09:0304-012	Settlement
3111 South 44th St.	Duplex	DO09:0304-013	Settlement
3114 South 43rd St.	House	DO09:0304-014	Settlement
3124 South 43rd St.	House	DO09:0304-015	Settlement
3130 South 43rd St.	House	DO09:0304-016	Settlement
3213 South 43rd St.	House	DO09:0304-017	Settlement
3217 South 43rd St.	House	DO09:0304-018	Settlement
3214 South 42nd St.	Duplex	DO09:0304-019	Settlement
4320 Grover St.	House	DO09:0304-020	Settlement
4428 Grover St.	House	DO09:0304-021	Settlement
3228 South 43rd St.	House	DO09:0304-022	Settlement
3222 South 43rd St.	House	DO09:0304-023	Settlement
3104 South 42nd St.	House	DO09:0304-024	Settlement
3115 South 48th St.	House	DO09:0304-025	Settlement
3023 South 39th St.	House	DO09:0305-001	Settlement
3110 South 39th St.	House	DO09:0305-002	Settlement
3084 South 40th St.	Apartment Buildings	DO09:0305-003	Settlement
South 41st St.	Residential Grouping - Green Valleys Replat 2	DO09:0305-004	Settlement
2713 South 42nd St.	House	DO09:0305-005	Settlement
South 41st St.	Residential Grouping - Peter's 1st Addition	DO09:0305-006	Settlement
Wright Circle	Residential Grouping - Green Valleys	DO09:0305-007	Settlement
2832 South 38th St.	House	DO09:0305-008	Settlement
2823 South 38th St.	House	DO09:0305-009	Settlement
3636 Frederick St.	House	DO09:0305-010	Settlement
3632 Frederick St.	House	DO09:0305-011	Settlement
3616 Frederick St.	House	DO09:0305-012	Settlement
3619 Olin Ave.	House	DO09:0305-013	Settlement
3054 South 42nd St.	House	DO09:0306-001	Settlement
3028 South 42nd St.	House	DO09:0306-002	Settlement
4215 Oak St.	House	DO09:0306-003	Settlement
4220 Oak St.	House	DO09:0306-004	Settlement
4224 Oak St.	House	DO09:0306-005	Settlement
4318 Oak St.	House	DO09:0306-006	Settlement
2715 South 44th St.	House	DO09:0306-007	Settlement
2716 South 44th St.	House	DO09:0306-008	Settlement
4669-4671 Oak St.	Duplex	DO09:0306-009	Settlement
4527 Frederick St.	House	DO09:0306-010	Settlement

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Address	Resource Name	NeHBS Number	Historic Context
3052 South 43rd St.	House	DO09:0306-011	Settlement
3915 Martha St.	House	DO09:0307-001	Settlement
3843 Martha St.	House	DO09:0307-002	Settlement
3839 Martha St.	House	DO09:0307-003	Settlement
3865 Gordon St.	House	DO09:0307-004	Settlement
3874 Arbor St.	House	DO09:0307-005	Settlement
2452 South 38th Ave.	House	DO09:0307-006	Settlement
3911 Castelar St.	House	DO09:0307-007	Settlement
3925 Castelar St.	House	DO09:0307-008	Settlement
3930 Castelar St.	House	DO09:0307-009	Settlement
2302 South 40th St.	House	DO09:0307-010	Settlement
2320 South 40th St.	House	DO09:0307-011	Settlement
2401 South 40th St.	House	DO09:0307-012	Settlement
2415-2417 South 40th St.	Duplex	DO09:0307-013	Settlement
2454 South 40th St.	House	DO09:0307-014	Settlement
2460 South 40th St.	House	DO09:0307-015	Settlement
2464 South 40th St.	House	DO09:0307-016	Settlement
2414 South 38th St.	House	DO09:0307-017	Settlement
2611 South 38th St.	House	DO09:0307-018	Settlement
3928 Arbor St.	House	DO09:0307-019	Settlement
3864 Gold St.	House	DO09:0307-020	Settlement
South 48th St. Martha St. & South 47th St.	Residential Grouping - Martha Place	DO09:0308-001	Settlement
2411 South 48th St.	House	DO09:0308-002	Settlement
2507 South 48th St.	House	DO09:0308-003	Settlement
2511 South 48th St.	House	DO09:0308-004	Settlement
2531 South 48th St.	House	DO09:0308-005	Settlement
W side S 47th St. btwn Martha St. & Bancroft St.	Houses	DO09:0308-006	Settlement
2319-2321 South 46th Ave.	Duplex	DO09:0308-007	Settlement
2518 South 46th Ave.	House	DO09:0308-008	Settlement
2524-2526 South 46th Ave.	Duplex	DO09:0308-009	Settlement
2528-2530 South 46th Ave.	Duplex	DO09:0308-010	Settlement
2504 South 46th St.	House	DO09:0308-011	Settlement
2235 South 46th St.	George W. Norris School	DO09:0308-012	Education
2529 South 43rd St.	House	DO09:0308-013	Settlement
2533 South 43rd St.	House	DO09:0308-014	Settlement
3915 Center St.	Harrison Heights Apartment Grouping	DO09:0309-001	Settlement
3857 Center St.	Harrison Heights Apartment Grouping	DO09:0309-002	Settlement
2145 South 38th St.	House	DO09:0309-003	Settlement
2138 South 38th St	House	DO09:0309-004	Settlement
2137 South 38th St.	House	DO09:0309-005	Settlement
2126 South 38th St.	House	DO09:0309-006	Settlement
2127 South 38th St.	House	DO09:0309-007	Settlement
2101 South 38th St.	House	DO09:0309-008	Settlement
2106 South 38th St.	House	DO09:0309-009	Settlement
3801 Frances St.	House	DO09:0309-010	Settlement
1921-1923 South 38th St.	Duplex	DO09:0309-011	Settlement
2103 South 38th Ave.	House	DO09:0309-012	Settlement
2111 South 38th Ave.	House	DO09:0309-013	Settlement

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Address	Resource Name	NeHBS Number	Historic Context
2118 South 38th Ave.	House	DO09:0309-014	Settlement
2122 South 38th Ave.	House	DO09:0309-015	Settlement
2124 South 38th Ave.	House	DO09:0309-016	Settlement
2135 South 38th Ave.	House	DO09:0309-017	Settlement
2102 South 40th St.	House	DO09:0309-018	Settlement
2118 South 40th St.	House	DO09:0309-019	Settlement
2131 South 40th St.	House	DO09:0309-020	Settlement
2137 South 40th St.	House	DO09:0309-021	Settlement
3928 Martha St.	House	DO09:0309-022	Settlement
2102 South 39th St.	House	DO09:0309-023	Settlement
2126 South 39th St.	House	DO09:0309-024	Settlement
2125 South 39th St.	House	DO09:0309-025	Settlement
2134 South 39th St.	House	DO09:0309-026	Settlement
2133 South 39th St.	House	DO09:0309-027	Settlement
2137 South 39th St.	House	DO09:0309-028	Settlement
2114 South 46th St.	House	DO09:0310-002	Settlement
4701 Center St.	Litton Claim Services Inc.	DO09:0310-003	Services
4727 Center St.	Office Building	DO09:0310-004	Services
1905 South 44th St.	Omaha Public Library	DO09:0310-005	Education
4223 Center St.	Office Building	DO09:0310-006	Services
4315 Frances St.	Office Building	DO09:0310-007	Services
1915 South 44th St.	La Seville Apartments	DO09:0310-008	Settlement
4444 Frances St.	Hanscom Park United Methodist Church	DO09:0310-009	Religion
4612 Frances St.	House	DO09:0310-010	Settlement
4616 Frances St.	House	DO09:0310-011	Settlement
2109 South 48th St.	House	DO09:0310-012	Settlement
2137 South 47th St.	House	DO09:0310-013	Settlement
2110 South 47th St.	House	DO09:0310-014	Settlement
2102 South 47th St.	House	DO09:0310-015	Settlement
1920 South 47th St.	House	DO09:0310-016	Settlement
1915 South 47th St.	House	DO09:0310-017	Settlement
2132 South 46th Ave.	House	DO09:0310-018	Settlement
2208 South 46th Ave.	House	DO09:0310-019	Settlement
2118 South 46th St.	House	DO09:0310-020	Settlement
1925 South 46th St.	House	DO09:0310-021	Settlement
2121 South 44th St.	Mortuary (Girl Scout Center)	DO09:0310-022	Services
2135 South 44th St.	House	DO09:0310-023	Settlement
4102 Woolworth Ave.	Douglas County Hospital	DO09:0311-001	Services
5616 L St.	Archbishop Ryan Memorial High School	DO09:0408-001	Education
4510 South 59th Cir.	House	DO09:0408-002	Settlement
C St. between South 50th St. & 48th St.	Residential Grouping - Countryside Addition	DO09:0411-001	Settlement
South 50th St. between B St. & C St.	Residential Grouping - Fayette Park	DO09:0413-001	Settlement
3722 South 49th Ave.	House	DO09:0413-002	Settlement
3705 South 49th Ave.	House	DO09:0413-003	Settlement
South 49th Ave. between B St. & Grover St.	Residential Grouping - Fayette Park	DO09:0413-004	Settlement
3525 South 49th Ave.	House	DO09:0413-005	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
South 49th St. btwn B St. & Grover St.	Residential Grouping - Fayette Park	DO09:0413-006	Settlement
3524 South 49th St.	House	DO09:0413-007	Settlement
3502 South 49th St.	House	DO09:0413-008	Settlement
3515 South 48th Ave.	St. Thomas More Church and School	DO09:0413-009	Religion
South 48th Ave. between C St. & B St.	Residential Grouping - Fayette Park	DO09:0413-010	Settlement
3715 South 49th St.	House	DO09:0413-011	Settlement
3519 South 50th St.	House	DO09:0413-012	Settlement
3706 South 48th St.	House	DO09:0413-013	Settlement
3714 South 48th St.	House	DO09:0413-014	Settlement
4806 C St.	House	DO09:0413-015	Settlement
3208 South 49th Ave.	House	DO09:0415-001	Settlement
4924 Vinton St.	House	DO09:0415-002	Settlement
4877 Vinton St.	House	DO09:0415-003	Settlement
4882 Vinton St.	House	DO09:0415-004	Settlement
4876 Vinton St.	House	DO09:0415-005	Settlement
4860 Vinton St.	House	DO09:0415-006	Settlement
4830 Krug Ave.	House	DO09:0415-007	Settlement
4855 Krug Ave.	House	DO09:0415-008	Settlement
4818 Krug Ave.	House	DO09:0415-009	Settlement
4812 Krug Ave.	House	DO09:0415-010	Settlement
4819 Spring St.	House	DO09:0415-011	Settlement
4857 Spring St.	House	DO09:0415-012	Settlement
4945 Spring St.	House	DO09:0415-013	Settlement
3449 South 50th St.	House	DO09:0415-014	Settlement
3301 South 48th Ave.	House	DO09:0415-015	Settlement
E side of Curlew Lane	Residential Grouping - Robin Hill Addition	DO09:0415-016	Settlement
S side Curlew Lane	Residential Grouping - Robin Hill Addition	DO09:0415-017	Settlement
3418 South 49th Ave.	House	DO09:0415-018	Settlement
3270 South 48th St.	House	DO09:0415-019	Settlement
3280 South 48th St.	House	DO09:0415-020	Settlement
2720 South 49th Ave.	House	DO09:0417-001	Settlement
2723 South 49th Ave.	House	DO09:0417-002	Settlement
2731 South 49th St.	House	DO09:0417-003	Settlement
3017 South 49th Ave.	House	DO09:0417-004	Settlement
3019-3021 & 3023-3025 South 49th Ave.	Duplexes	DO09:0417-005	Settlement
3030 South 49th Ave.	House	DO09:0417-006	Settlement
3060 South 49th St.	House	DO09:0417-007	Settlement
3010/3012 South 49th St.	Duplex	DO09:0417-008	Settlement
2729 South 49th St.	House	DO09:0417-009	Settlement
E side S. 49 St. btwn Bancroft St. & Spring St.	Residential Grouping - Hilltop Heights	DO09:0417-010	Settlement
280/2809 50th St.	Duplex	DO09:0417-011	Settlement
South 49th Ave. & South 50th Ave.	Residential Grouping - Kavan Addition	DO09:0419-001	Settlement
South 49th Ave. & South 49th St.	Houses	DO09:0419-002	Settlement
2514-2516 South 49th Ave.	Duplexes	DO09:0419-003	Settlement

Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
2423-2425 South 50th St.	Duplex	DO09:0419-004	Settlement
2501-2503 South 49th St.	Duplex	DO09:0419-005	Settlement
2604 South 48th Ave.	House	DO09:0419-006	Settlement
2429 South 48th Ave.	House	DO09:0419-007	Settlement
2414 South 48th Ave.	House	DO09:0419-008	Settlement
E side South 48th St.	Residential Grouping - William and Mary Addition	DO09:0419-009	Settlement
2500 South 48th St.	House	DO09:0419-010	Settlement
2512 South 48th St.	House	DO09:0419-011	Settlement
2516-2518 South 48th St.	Duplex	DO09:0419-012	Settlement
2528 South 48th St.	House	DO09:0419-013	Settlement
4917 Center St.	Gorat's	DO09:0421-001	Services
4963 Center St.	Commercial Building	DO09:0421-002	Commerce
1929 South 49th Ave.	House	DO09:0421-003	Settlement
2106 South 49th Ave.	House	DO09:0421-004	Settlement
2119 South 49th Ave.	House	DO09:0421-005	Settlement
2132-2136 South 49th Ave.	Duplex	DO09:0421-006	Settlement
2139 South 49th Ave.	House	DO09:0421-007	Settlement
1947 South 49th St.	House	DO09:0421-008	Settlement
2116 South 49th St.	House	DO09:0421-009	Settlement
2131 South 49th St.	House	DO09:0421-010	Settlement
2119 South 48th Ave.	House	DO09:0421-011	Settlement
1913 South 48th Ave.	House	DO09:0421-012	Settlement
2110 South 48th St.	House	DO09:0421-013	Settlement
21520-2152 South 48th St.	Duplex	DO09:0421-014	Settlement
4607 South 62nd St.	House	DO09:0519-001	Settlement
4457-4507 62 St.	Residential Grouping - Karen Addition	DO09:0519-002	Settlement
6006 L St.	Satellite Motel	DO09:0519-003	Commerce
4529-4523 60th Ave.	Residential Grouping - Karen 2nd Addition	DO09:0519-004	Settlement
4602 South 61st Ave.	House	DO09:0519-005	Settlement
4466 South 61st Ave.	House	DO09:0519-006	Settlement
6256-6236 I St.	Residential Grouping - Karen Addition	DO09:0521-001	Settlement
4816 South 62nd St.	House	DO09:0521-002	Settlement
4171-4183 61st Ave.	Residential Grouping - Western Addition	DO09:0521-003	Settlement
4166 South 60th Ave.	House	DO09:0521-004	Settlement
6069-6081 G St.	Houses	DO09:0521-005	Settlement
6006 Hillsdale Ave.	House	DO09:0521-006	Settlement
6224 H St.	Karen Western Elementary School	DO09:0521-007	Education
6137-6141 & 6157-6159 Hillsdale Ave.	Duplexes	DO09:0521-008	Settlement
6165 Hillsdale Ave.	House	DO09:0521-009	Settlement

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Glossary of Architectural Styles and Survey Terms

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style's architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Glossary

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.



Example of Cross Gable building form

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.



Example of Dormer

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



Example of Gabled Ell building form

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



Example of Front Gable building form

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure.

Glossary

The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One Story Cube building form

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of Ranch building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Glossary

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).

